HOUSING MARKET INFORMATION

HOUSING NOW
Atlantic Region

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fourth Quarter 2009

Third Quarter Activity Was Mixed Across the Region

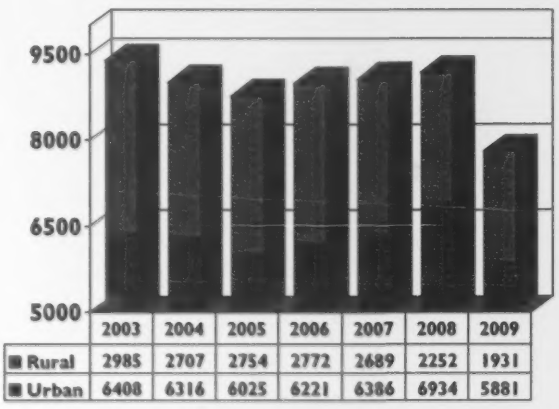
Total housing starts in the third quarter decreased close to eight per cent when compared to the same period in 2008. The decrease in starts for the third quarter was due to continued declines in starts activity in two of the four Atlantic Provinces, including New Brunswick (NB) and Newfoundland and Labrador (NL).

Prince Edward Island (PE) and Nova Scotia (NS) reported positive growth in the quarter, due to strength in multiples activity.

Activity in NL was lower, due to a 29 per cent decline in multiple starts in the third quarter, whereas singles activity fell a more moderate 11.6 per cent in the quarter. In NB

Figure 1

Atlantic Canada Housing Starts
January-September



	2003	2004	2005	2006	2007	2008	2009
Rural	2985	2707	2754	2772	2689	2252	1931
Urban	6408	6316	6025	6221	6386	6934	5881

Source: CMHC

Table of Contents

1 Third Quarter Activity Was Mixed Across the Region

2 Multiple Starts Activity Improved in the Third Quarter

2 Both Urban and Rural Starts Remained Weak in the Third Quarter

3 MLS® Sales Activity Picked Up in Atlantic Canada, Except in PE

3 MLS® Price Growth Driven by NL

3 Economic Factors

4 Housing Now Report Tables

49 Methodology

51 CMHC - Home to Canadians

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

starts were down by 15.4 per cent, due to a significant slowdown of over 28 per cent in multiple starts, whereas single starts, although not as weak, still declined close to eight per cent in the quarter.

PE increased over 25 per cent in the quarter as there were more than four times as many multiple starts recorded compared to the third quarter of 2008. In contrast, singles activity was down close to 23 per cent in the third quarter.

NS saw a marginal increase of 1.3 per cent, due to a 39.5 per cent increase in multiple starts, which was mostly offset by a 17 per cent decline in singles activity.

Multiple Starts Activity Improved in the Third Quarter

Multiple starts were up close to five per cent in the third quarter, as a result of strong growth in PE and NS, contributing positively to the results in the quarter.

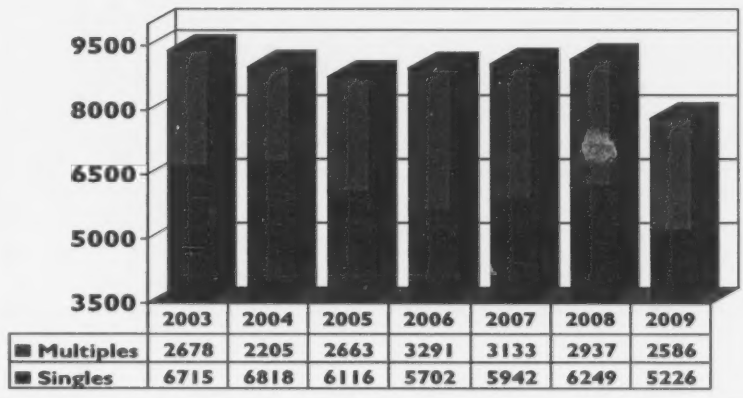
Multiple starts activity in 2009 reflects a moderate decline in apartment construction of less than five per cent, as a result of the 16.7 per cent increase in the third quarter. Row starts activity, although down in 2009, has recently shown a moderate rebound in activity as a result of the 23.4 per cent increase in the third quarter. Semi-detached activity remains weaker in 2009, as third quarter activity declined over 30 per cent.

Both Urban and Rural Starts Remained Weak in the Third Quarter

Of the six large urban centres in Atlantic Canada, three reported positive growth in starts activity for the quarter, including Charlottetown, where starts advanced more than 100 per cent. As well, there was positive growth of over 40 per cent in Fredericton and almost eight per cent in Halifax.

Figure 2

Atlantic Canada Housing Starts by Type
January-September

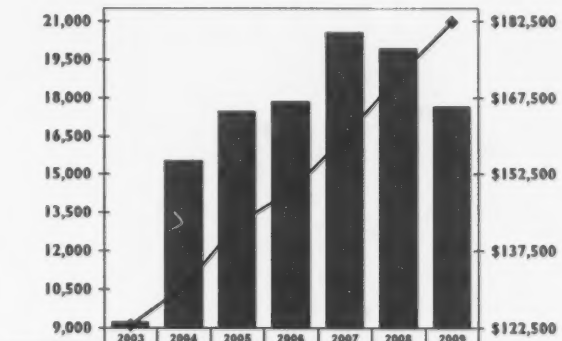


	2003	2004	2005	2006	2007	2008	2009
Multiples	2678	2205	2663	3291	3133	2937	2586
Singles	6715	6818	6116	5702	5942	6249	5226

Source: CMHC

Figure 3

MLS® Sales Activity – Atlantic Canada
Yearly Comparison (January – September)



	2003	2004	2005	2006	2007	2008	2009
MLS Sales	9,248	15,599	17,453	17,842	20,552	19,915	17,637
Avg. Price	$123,056	$130,621	$142,744	$149,228	$159,858	$171,672	$182,288

Source: Canadian Real Estate Association
MLS® is a registered trademark of the Canadian Real Estate Association
MLS® Average Price: September (Year to Date) Price for each year unadjusted

This was followed by a 20.6 per cent decrease in St John's, a 22 per cent decline for Moncton and a 43.4 per cent decline in Saint John.

Six of the smaller centres in Atlantic Canada reported a rise in starts in the third quarter, including Gander NL, as well as Chester, Kings subdivision, Truro and Yarmouth in NS, and Bathurst, NB.

Completions in Atlantic Canada were up over three per cent in the third quarter of 2009. Units under construction for the same period declined close to 14 per cent.

MLS® Sales Activity Picked Up in Atlantic Canada, Except in PE

MLS® sales in Atlantic Canada were down eight per cent in the third quarter (unadjusted) compared to a year ago. This downward trend in the third quarter occurred in all markets in Atlantic Canada - PE with a 13.3 per cent decline, NL where activity was down close to 11 per cent compared to a year ago and NB where activity declined 8.6 per cent. Sales activity in NS declined the least in the third quarter, with sales down less than five per cent.

Year-to-date for Atlantic Canada to the end of September, sales were down 11.4 per cent, but the level of activity has improved on a quarterly basis throughout 2009 with the eight per cent decline in the third quarter being the lowest of the year.

MLS® Price Growth Driven by NL

The average MLS® price in Atlantic Canada was up close to seven per cent (unadjusted) in the third quarter to $181,990, and prices were up close to six per cent as well, over the first nine months of 2009.

Provincially, unadjusted prices in the third quarter of 2009 increased 13.5 per cent in NL, close to eight per cent in NB, over five per cent for PE and close to four per cent in NS.

The number of listings reported to the end of September 2009 was down close to three per cent compared to last year. As a result, the current level of listings has not dampened the pace of price growth in Atlantic Canada.

Economic Factors

The labour force increased by one per cent in the third quarter in Atlantic Canada (seasonally adjusted), while total employment decreased 0.6 per cent. This resulted in the unemployment rate rising in Atlantic Canada to a 10.5 per cent rate overall for the first nine months of 2009 compared to a 9.3 per cent unemployment rate over the same period in 2008. As the trend for international migration remains positive, 2009 will continue to be a better year for labour conditions.

A gradual recovery is expected in 2010. The housing sector in Atlantic Canada is forecast to show positive growth of over four per cent in 2010. A favourable interest rate environment for consumers and additional fiscal and monetary stimulus will provide support for positive economic growth and housing activity in 2010.

Low vacancy rates will support an increase in multiples activity, as builders begin to refocus their efforts in 2010. Demographic trends related to an aging population and improving financial conditions, will also help support a rebound in 2010.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of Region
2	Starts by Submarket and by Dwelling Type – Current Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators
6.1	Growth of Economic Indicators

Available in SELECTED Reports:

1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Atlantic Region Third Quarter 2009

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q3 2009	1,675	216	177	0	45	148	66	503	1,022	3,852
Q3 2008	1,991	304	184	0	24	79	48	423	1,123	4,176
% Change	-15.9	-28.9	-3.8	n/a	87.5	87.3	37.5	18.9	-9.0	-7.8
Year-to-date 2009	3,500	552	341	0	90	216	128	1,054	1,931	7,812
Year-to-date 2008	4,286	734	472	0	45	235	121	1,041	2,252	9,186
% Change	-18.3	-24.8	-27.8	n/a	100.0	-8.1	5.8	1.2	-14.3	-15.0
UNDER CONSTRUCTION										
Q3 2009	3,078	490	483	0	101	600	99	1,289	1,360	7,500
Q3 2008	3,382	574	478	0	119	686	91	1,764	1,576	8,670
% Change	-9.0	-14.6	1.0	n/a	-15.1	-12.5	8.8	-26.9	-13.7	-13.5
COMPLETIONS										
Q3 2009	1,167	178	118	0	37	48	33	392	472	2,445
Q3 2008	1,199	222	114	0	24	113	20	364	650	2,706
% Change	-2.7	-19.8	3.5	n/a	54.2	-57.5	65.0	7.7	-27.4	-9.6
Year-to-date 2009	3,402	578	314	0	114	197	128	1,090	1,671	7,494
Year-to-date 2008	3,566	628	315	0	83	168	150	913	2,023	7,846
% Change	-4.6	-8.0	-0.3	n/a	37.3	17.3	-14.7	19.4	-17.4	-4.5
COMPLETED & NOT ABSORBED										
Q3 2009	202	89	34	0	41	115	2	178	na	661
Q3 2008	95	71	34	0	8	89	11	79	na	387
% Change	112.6	25.4	0.0	n/a	**	29.2	-81.8	125.3	n/a	70.8
ABSORBED										
Q3 2009	827	201	110	0	38	26	28	201	na	1 431
Q3 2008	908	203	93	0	28	30	30	318	na	1 610
% Change	-8.9	-1.0	18.3	n/a	35.7	-13.3	-6.7	-36.8	n/a	-11.1
Year-to-date 2009	2,552	532	299	0	107	255	127	685	na	4,557
Year-to-date 2008	2,779	550	277	0	80	243	125	1,148	na	5,202
% Change	-8.2	-3.3	7.9	n/a	33.8	4.9	1.6	-40.3	n/a	-12.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1a: Housing Activity Summary of Newfoundland and Labrador Third Quarter 2009

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q3 2009	536	8	70	0	15	0	8	21	389	1,047
Q3 2008	666	44	93	0	10	0	17	12	385	1,227
% Change	-19.5	-81.8	-24.7	n/a	50.0	n/a	-52.9	75.0	1.0	-14.7
Year-to-date 2009	1,204	32	128	0	23	0	8	37	657	2,089
Year-to-date 2008	1,251	62	196	0	10	14	25	22	718	2,298
% Change	-3.8	-48.4	-34.7	n/a	130.0	-100.0	-68.0	68.2	-8.5	-9.1
UNDER CONSTRUCTION										
Q3 2009	1,242	54	143	0	23	42	4	21	435	1,964
Q3 2008	1,147	50	186	0	24	14	35	22	501	1,979
% Change	8.3	8.0	-23.1	n/a	-4.2	200.0	-88.6	-4.5	-13.2	-0.8
COMPLETIONS										
Q3 2009	428	18	54	0	13	0	4	12	173	702
Q3 2008	329	26	48	0	6	40	0	0	230	679
% Change	30.1	-30.8	12.5	n/a	116.7	-100.0	n/a	n/a	-24.8	3.4
Year-to-date 2009	1,142	56	173	0	37	0	16	22	621	2,067
Year-to-date 2008	921	62	146	0	6	40	16	4	760	1,955
% Change	24.0	-9.7	18.5	n/a	**	-100.0	0.0	**	-18.3	5.7
COMPLETED & NOT ABSORBED										
Q3 2009	4	0	2	0	0	9	0	0	n/a	15
Q3 2008	1	0	0	0	0	28	0	0	n/a	29
% Change	**	n/a	n/a	n/a	n/a	-67.9	n/a	n/a	n/a	-48.3
ABSORBED										
Q3 2009	361	16	54	0	13	1	0	0	n/a	445
Q3 2008	247	27	40	0	6	12	0	0	n/a	332
% Change	46.2	-40.7	35.0	n/a	116.7	-91.7	n/a	n/a	n/a	34.0
Year-to-date 2009	950	54	157	0	37	6	0	10	n/a	1,214
Year-to-date 2008	775	60	123	0	7	19	0	0	n/a	984
% Change	22.6	-10.0	27.6	n/a	**	-68.4	n/a	n/a	n/a	23.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Prince Edward Island Third Quarter 2009

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q3 2009	101	14	6	0	13	46	12	33	52	277
Q3 2008	107	12	6	0	0	0	0	12	84	221
% Change	-5.6	16.7	0.0	n/a	n/a	n/a	n/a	175.0	-38.1	25.3
Year-to-date 2009	205	30	17	0	19	46	12	122	126	577
Year-to-date 2008	237	42	18	0	0	13	5	33	179	527
% Change	-13.5	-28.6	-5.6	n/a	n/a	**	140.0	**	-29.6	9.5
UNDER CONSTRUCTION										
Q3 2009	129	24	6	0	24	46	24	127	68	448
Q3 2008	134	18	18	0	0	13	0	33	93	309
% Change	-3.7	33.3	-66.7	n/a	n/a	**	n/a	**	-26.9	45.0
COMPLETIONS										
Q3 2009	61	6	7	0	3	0	0	3	35	115
Q3 2008	80	24	0	0	0	0	0	11	55	170
% Change	-23.8	-75.0	n/a	n/a	n/a	n/a	n/a	-72.7	-36.4	-32.4
Year-to-date 2009	155	12	11	0	11	0	0	33	85	307
Year-to-date 2008	211	48	12	0	0	0	5	22	146	444
% Change	-26.5	-75.0	-8.3	n/a	n/a	n/a	-100.0	50.0	-41.8	-30.9
COMPLETED & NOT ABSORBED										
Q3 2009	15	3	0	0	3	17	0	0	n/a	38
Q3 2008	1	1	0	0	0	0	0	17	n/a	19
% Change	**	200.0	n/a	n/a	n/a	n/a	n/a	-100.0	n/a	100.0
ABSORBED										
Q3 2009	42	3	3	0	0	2	0	0	n/a	50
Q3 2008	70	15	0	0	0	0	0	0	n/a	85
% Change	-40.0	-80.0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-41.2
Year-to-date 2009	128	9	3	0	8	4	0	44	n/a	196
Year-to-date 2008	189	27	0	0	0	6	0	21	n/a	243
% Change	-32.3	-66.7	n/a	n/a	n/a	-33.3	n/a	109.5	n/a	-19.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Nova Scotia
Third Quarter 2009

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q3 2009	552	66	45	0	0	80	6	345	245	1,339
Q3 2008	702	80	37	0	6	71	14	174	238	1,322
% Change	-21.4	-17.5	21.6	n/a	-100.0	12.7	-57.1	98.3	2.9	1.3
Year-to-date 2009	1,169	190	119	0	7	80	20	485	481	2,551
Year-to-date 2008	1,598	198	139	0	17	144	26	485	499	3,106
% Change	-26.8	-4.0	-14.4	n/a	-58.8	-44.4	-23.1	0.0	-3.6	-17.9
UNDER CONSTRUCTION										
Q3 2009	1,012	184	214	0	17	380	16	669	487	2,979
Q3 2008	1,142	138	142	0	59	544	36	1,192	451	3,704
% Change	-11.4	33.3	50.7	n/a	-71.2	-30.1	-55.6	-43.9	8.0	-19.6
COMPLETIONS										
Q3 2009	320	30	20	0	0	0	13	266	54	703
Q3 2008	524	90	22	0	3	25	7	224	121	1,016
% Change	-38.9	-66.7	-9.1	n/a	-100.0	-100.0	85.7	18.8	-55.4	-30.8
Year-to-date 2009	1,139	142	46	0	22	135	52	604	361	2,501
Year-to-date 2008	1,404	184	48	0	41	67	42	594	579	2,959
% Change	-18.9	-22.8	-4.2	n/a	-46.3	101.5	23.8	1.7	-37.7	-15.5
COMPLETED & NOT ABSORBED										
Q3 2009	23	0	4	0	22	40	0	100	n/a	189
Q3 2008	34	5	6	0	2	18	2	0	n/a	67
% Change	-32.4	-100.0	-33.3	n/a	**	122.2	-100.0	n/a	n/a	182.1
ABSORBED										
Q3 2009	152	26	16	0	2	0	6	150	n/a	352
Q3 2008	339	78	10	0	9	10	1	177	n/a	624
% Change	-55.2	-66.7	60.0	n/a	-77.8	-100.0	**	-15.3	n/a	-43.6
Year-to-date 2009	680	91	42	0	21	199	44	357	n/a	1,434
Year-to-date 2008	879	139	42	0	47	198	37	813	n/a	2,155
% Change	-22.6	-34.5	0.0	n/a	-55.3	0.5	18.9	-56.1	n/a	-33.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1d: Housing Activity Summary of New Brunswick Third Quarter 2009

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q3 2009	486	128	56	0	17	22	40	104	336	1,189
Q3 2008	516	168	48	0	8	8	17	225	416	1,406
% Change	-5.8	-23.8	16.7	n/a	112.5	175.0	135.3	-53.8	-19.2	-15.4
Year-to-date 2009	922	300	77	0	41	90	88	410	667	2,595
Year-to-date 2008	1,200	432	119	0	18	64	65	501	856	3,255
% Change	-23.2	-30.6	-35.3	n/a	127.8	40.6	35.4	-18.2	-22.1	-20.3
UNDER CONSTRUCTION										
Q3 2009	695	228	120	0	37	132	55	472	370	2,109
Q3 2008	959	368	132	0	36	115	20	517	531	2,678
% Change	-27.5	-38.0	-9.1	n/a	2.8	14.8	175.0	-8.7	-30.3	-21.2
COMPLETIONS										
Q3 2009	358	124	37	0	21	48	16	111	210	925
Q3 2008	266	82	44	0	15	48	13	129	244	841
% Change	34.6	51.2	-15.9	n/a	40.0	0.0	23.1	-14.0	-13.9	10.0
Year-to-date 2009	966	368	84	0	44	62	60	431	604	2,619
Year-to-date 2008	1,030	334	109	0	36	61	87	293	538	2,488
% Change	-6.2	10.2	-22.9	n/a	22.2	1.6	-31.0	47.1	12.3	5.3
COMPLETED & NOT ABSORBED										
Q3 2009	160	86	28	0	16	49	2	78	n/a	419
Q3 2008	59	65	28	0	6	43	9	62	n/a	272
% Change	171.2	32.3	0.0	n/a	166.7	14.0	-77.8	25.8	n/a	54.0
ABSORBED										
Q3 2009	272	156	37	0	23	23	22	51	n/a	584
Q3 2008	252	83	43	0	13	8	29	141	n/a	569
% Change	7.9	88.0	-14.0	n/a	76.9	187.5	-24.1	-63.8	n/a	2.6
Year-to-date 2009	794	378	97	0	41	46	83	274	n/a	1,713
Year-to-date 2008	936	324	112	0	26	20	88	314	n/a	1,820
% Change	-15.2	16.7	-13.4	n/a	57.7	130.0	-5.7	-12.7	n/a	-5.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Atlantic Region 1999 - 2008

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2008	5,776	972	632	0	82	258	171	1,300	3,038	12,229
% Change	14.3	4.7	16.2	n/a	-5.7	-40.0	-10.0	-7.0	-19.2	-1.3
2007	5,052	928	544	0	87	430	190	1,398	3,762	12,391
% Change	16.9	4.0	-10.1	n/a	19.2	-0.2	-10.4	-16.7	0.6	3.7
2006	4,321	892	605	0	73	431	212	1,679	3,738	11,953
% Change	-8.9	5.6	-6.6	-100.0	92.1	-31.4	-20.0	56.6	-3.0	-1.2
2005	4,744	845	648	1	38	628	265	1,072	3,853	12,094
% Change	-12.2	2.1	19.6	n/a	-40.6	36.8	-28.2	8.9	1.3	-2.9
2004	5,404	828	542	0	64	459	369	984	3,803	12,453
% Change	2.6	32.5	-1.6	n/a	12.3	-13.6	21.4	-39.1	-6.8	-4.9
2003	5,267	625	551	0	57	531	304	1,615	4,080	13,091
% Change	1.1	49.2	66.5	-100.0	11.8	41.2	-11.4	-3.6	13.7	8.9
2002	5,208	419	331	1	51	376	343	1,676	3,588	12,026
% Change	23.9	55.2	113.5	n/a	82.1	-2.1	33.5	37.4	2.7	20.1
2001	4,202	270	155	0	28	384	257	1,220	3,495	10,017
% Change	1.5	4.7	12.3	n/a	55.6	-6.1	0.8	5.7	8.2	3.5
2000	4,141	258	138	0	18	409	255	1,154	3,229	9,680
% Change	-6.0	-11.0	-2.1	n/a	-35.7	**	50.9	30.0	7.6	7.4
1999	4,405	290	141	0	28	30	169	888	3,001	9,013

Source: CMHC (Starts and Completions Survey)

Table 1.2a: History of Housing Starts of Newfoundland and Labrador 1999 - 2008

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2008	1,781	102	248	0	24	27	25	22	1,032	3,261
% Change	22.8	13.3	24.0	n/a	**	-32.5	-10.7	100.0	25.2	23.1
2007	1,450	90	200	0	6	40	28	11	824	2,649
% Change	24.0	-13.5	4.7	n/a	20.0	n/a	n/a	-54.2	11.2	18.6
2006	1,169	104	191	0	5	0	0	24	741	2,234
% Change	-9.5	-28.8	-28.5	n/a	n/a	-100.0	n/a	**	0.5	-10.6
2005	1,292	146	267	0	0	52	0	4	737	2,498
% Change	-13.2	-43.4	-2.2	n/a	-100.0	116.7	-100.0	-86.2	-5.4	-13.0
2004	1,489	258	273	0	14	24	4	29	779	2,870
% Change	4.0	**	-6.2	n/a	100.0	-52.9	-66.7	**	-6.0	6.6
2003	1,432	62	291	0	7	51	12	8	829	2,692
% Change	12.6	**	56.5	-100.0	-73.1	**	n/a	-80.0	-4.4	11.3
2002	1,272	16	186	1	26	7	0	40	867	2,419
% Change	26.4	100.0	69.1	n/a	30.0	-65.0	-100.0	n/a	42.6	35.3
2001	1,006	8	110	0	20	20	14	0	608	1,788
% Change	10.8	-60.0	35.8	n/a	66.7	**	n/a	n/a	41.4	22.5
2000	908	20	81	0	12	3	0	0	430	1,459
% Change	13.6	-60.0	30.6	n/a	n/a	n/a	-100.0	-100.0	-3.4	6.4
1999	799	50	62	0	0	0	4	6	445	1,371

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Prince Edward Island 1999 - 2008

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2008	313	48	30	0	0	13	28	63	217	712
% Change	-4.0	-40.0	20.0	n/a	n/a	8.3	**	85.3	-18.4	-5.1
2007	326	80	25	0	0	12	7	34	266	750
% Change	5.5	42.9	127.3	n/a	n/a	-50.0	75.0	-71.4	23.7	1.6
2006	309	56	11	0	0	24	4	119	215	738
% Change	-11.0	-44.6	-54.2	n/a	-100.0	n/a	-91.3	**	-30.2	-14.4
2005	347	101	24	0	3	0	46	33	308	862
% Change	-6.7	44.3	-33.3	n/a	n/a	n/a	-8.0	-56.0	-2.5	-6.2
2004	372	70	36	0	0	0	50	75	316	919
% Change	3.9	16.7	**	n/a	n/a	n/a	25.0	-15.7	21.1	12.9
2003	358	60	6	0	0	0	40	89	261	814
% Change	11.5	100.0	n/a	n/a	n/a	n/a	-56.5	20.3	1.6	5.0
2002	321	30	0	0	0	0	92	74	257	775
% Change	8.1	0.0	n/a	n/a	n/a	n/a	**	164.3	-14.3	14.8
2001	297	30	0	0	0	0	20	28	300	675
% Change	-6.0	200.0	n/a	n/a	n/a	n/a	-54.5	55.6	-6.5	-4.9
2000	316	10	0	0	0	0	44	18	321	710
% Change	15.3	25.0	n/a	n/a	n/a	n/a	-17.0	-71.4	47.9	15.3
1999	274	8	0	0	0	0	53	63	217	616

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts of Nova Scotia 1999 - 2008

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2008	2,083	264	162	0	17	154	34	613	655	3,982
% Change	23.5	2.3	24.6	n/a	-52.8	-48.3	-27.7	-29.1	-54.2	-16.2
2007	1,687	258	130	0	36	298	47	864	1,430	4,750
% Change	11.1	-6.5	-11.0	n/a	140.0	8.4	-9.6	-17.2	-8.9	-3.0
2006	1,519	276	146	0	15	275	52	1,044	1,569	4,896
% Change	-11.1	15.0	-21.1	-100.0	87.5	-41.7	79.3	70.0	3.4	2.5
2005	1,708	240	185	1	8	472	29	614	1,518	4,775
% Change	-11.0	3.4	16.4	n/a	-60.0	11.1	11.5	15.2	8.2	1.2
2004	1,919	232	159	0	20	425	26	533	1,403	4,717
% Change	5.6	-17.4	31.4	n/a	-60.0	-11.5	-43.5	-32.3	-6.8	-7.4
2003	1,817	281	121	0	50	480	46	787	1,505	5,096
% Change	-16.4	30.1	17.5	n/a	100.0	36.0	15.0	-2.5	20.5	2.5
2002	2,174	216	103	0	25	353	40	807	1,249	4,970
% Change	34.4	64.9	**	n/a	**	40.1	**	8.9	-5.7	21.5
2001	1,618	131	16	0	4	252	5	741	1,325	4,092
% Change	-5.8	-2.2	0.0	n/a	0.0	-31.3	66.7	-8.2	-4.1	-7.7
2000	1,717	134	16	0	4	367	3	807	1,382	4,432
% Change	-18.2	-2.9	-38.5	n/a	n/a	n/a	-25.0	42.3	-2.4	4.3
1999	2,099	138	26	0	0	0	4	567	1,416	4,250

Source: CMHC (Starts and Completions Survey)

Table 1.2d: History of Housing Starts of New Brunswick 1999 - 2008

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2008	1,599	558	192	0	41	64	84	602	1,134	4,274
% Change	0.6	11.6	1.6	n/a	-8.9	-20.0	-22.2	23.1	-8.7	0.8
2007	1,589	500	189	0	45	80	108	489	1,242	4,242
% Change	20.0	9.6	-26.5	n/a	-15.1	-39.4	-30.8	-0.6	2.4	3.8
2006	1,324	456	257	0	53	132	156	492	1,213	4,085
% Change	-5.2	27.4	49.4	n/a	96.3	26.9	-17.9	16.9	-6.0	3.2
2005	1,397	358	172	0	27	104	190	421	1,290	3,959
% Change	-14.0	33.6	132.4	n/a	-10.0	**	-34.3	21.3	-1.1	0.3
2004	1,624	268	74	0	30	10	289	347	1,305	3,947
% Change	-2.2	20.7	-44.4	n/a	n/a	n/a	40.3	-52.5	-12.1	-12.1
2003	1,660	222	133	0	0	0	206	731	1,485	4,489
% Change	15.2	41.4	**	n/a	n/a	-100.0	-2.4	-3.2	22.2	16.2
2002	1,441	157	42	0	0	16	211	755	1,215	3,862
% Change	12.5	55.4	44.8	n/a	-100.0	-85.7	-3.2	67.4	-3.7	11.6
2001	1,281	101	29	0	4	112	218	451	1,262	3,462
% Change	6.8	7.4	-29.3	n/a	100.0	187.2	4.8	37.1	15.1	12.4
2000	1,200	94	41	0	2	39	208	329	1,096	3,079
% Change	-2.7	0.0	-22.6	n/a	-92.9	30.0	92.6	30.6	18.7	10.9
1999	1,233	94	53	0	28	30	108	252	923	2,776

Source: CMHC (Starts and Completions Survey)

Table 2a: Starts by Submarket and by Dwelling Type
Newfoundland and Labrador
Third Quarter 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	% Change
Centres 100,000+											
St. John's	422	520	6	40	15	24	81	76	524	660	-20.6
Centres 10,000 - 49,999											
Bay Roberts	24	36	2	0	0	0	0	0	26	36	-27.8
Corner Brook	22	31	0	4	0	0	0	0	22	35	-37.1
Gander	45	46	0	0	0	0	8	4	53	50	6.0
Grand Falls-Windsor	23	33	0	0	8	16	2	12	33	61	-45.9
Labrador C.A.	0	0	0	0	0	0	0	0	0	0	n/a
Total Newfoundland & Labrador (10,000+)	536	666	8	44	23	40	91	92	658	842	-21.9

Table 2.1a: Starts by Submarket and by Dwelling Type
Newfoundland and Labrador
January - September 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Centres 100,000+											
St. John's	997	1,029	22	56	23	33	141	170	1,183	1,288	-8.2
Centres 10,000 - 49,999											
Bay Roberts	56	55	2	0	0	0	0	0	58	55	5.5
Corner Brook	44	51	6	4	0	0	2	0	52	55	-5.5
Gander	78	67	2	0	0	0	18	12	98	79	24.1
Grand Falls-Windsor	29	49	0	2	8	36	4	16	41	103	-60.2
Labrador C.A.	0	0	0	0	0	0	0	0	0	0	n/a
Total Newfoundland & Labrador (10,000+)	1,204	1,251	32	62	31	69	165	198	1,432	1,580	-9.4

Source: CMHC (Starts and Completions Survey)

Table 2b: Starts by Submarket and by Dwelling Type
Prince Edward Island
Third Quarter 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	% Change
Charlottetown	99	97	14	12	31	0	79	2	223	111	100.9
Summerside	2	10	0	0	0	4	0	12	2	26	-92.3
Total Prince Edward Island (10,000+)	101	107	14	12	31	4	79	14	225	137	64.2

Table 2.1b: Starts by Submarket and by Dwelling Type
Prince Edward Island
January - September 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Charlottetown	89	211	30	34	48	12	168	36	435	293	48.5
Summerside	16	31	0	8	0	4	0	12	16	55	-70.9
Total Prince Edward Island (10,000+)	205	242	30	42	48	16	168	48	451	348	29.6

Source: CMHC (Starts and Completions Survey)

Table 2c: Starts by Submarket and by Dwelling Type
Nova Scotia
Third Quarter 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	% Change
Centres 100,000+											
Halifax	277	367	20	24	40	28	370	237	707	656	7.8
Centres 50,000 - 99,999											
Cape Breton	42	44	16	28	0	0	8	2	66	74	-10.8
Centres 10,000 - 49,999											
Chester MD	12	9	0	0	0	0	2	0	14	9	55.6
East Hants MD	29	41	2	6	0	7	0	0	31	54	-42.6
Kentville C.A.	21	31	16	8	0	4	0	0	37	43	-14.0
Kings Subd A SC	24	19	8	8	0	0	0	0	32	27	18.5
Lunenburg MD	37	42	2	2	0	0	0	0	39	44	-11.4
New Glasgow	19	60	0	4	0	4	0	4	19	72	-73.6
Queens RGM	7	7	0	0	0	0	0	0	7	7	0.0
Truro	53	56	2	2	6	7	47	4	108	69	56.5
West Hants MD	18	17	0	2	0	0	0	0	18	19	-5.3
Yarmouth MD	14	10	2	0	0	0	0	0	16	10	60.0
Total Nova Scotia (10,000+)	553	703	68	84	46	50	427	247	1,094	1,084	0.9

Table 2.1c: Starts by Submarket and by Dwelling Type
Nova Scotia
January - September 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Centres 100,000+											
Halifax	625	930	90	78	117	144	494	539	1,326	1,691	-21.6
Centres 50,000 - 99,999											
Cape Breton	90	115	42	50	8	3	8	6	148	174	-14.9
Centres 10,000 - 49,999											
Chester MD	27	19	0	0	0	0	2	8	29	27	7.4
East Hants MD	60	84	10	8	0	7	0	16	70	115	-39.1
Kentville C.A.	40	52	20	16	0	4	0	0	60	72	-16.7
Kings Subd A SC	39	51	12	26	0	0	16	16	67	93	-28.0
Lunenburg MD	73	83	2	4	0	0	0	0	75	87	-13.8
New Glasgow	46	72	6	8	4	7	0	20	56	107	-47.7
Queens RGM	16	8	0	0	6	0	0	0	22	8	175.0
Truro	83	116	8	6	6	7	47	26	144	155	-7.1
West Hants MD	45	50	0	2	0	0	0	0	45	52	-13.5
Yarmouth MD	26	22	2	4	0	0	0	0	28	26	7.7
Total Nova Scotia (10,000+)	1,170	1,602	192	202	141	172	567	631	2,070	2,607	-20.6

Source: CMHC (Starts and Completions Survey)

Table 2d: Starts by Submarket and by Dwelling Type
New Brunswick
Third Quarter 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	% Change
Saint John	115	145	12	34	21	20	20	98	168	297	-43.4
Moncton	166	173	114	136	18	6	14	85	312	400	-22.0
Fredericton	161	166	4	4	32	5	76	18	273	193	41.5
Bathurst	23	12	2	2	0	0	14	26	39	40	-2.5
Campbellton	6	8	0	0	0	0	0	0	6	8	-25.0
Edmundston	16	12	0	0	4	0	12	26	32	38	-15.8
Miramichi	23	14	0	0	0	0	0	0	23	14	64.3
Total New Brunswick (10,000+)	510	530	132	176	75	31	136	253	853	990	-13.8

Table 2.1d: Starts by Submarket and by Dwelling Type
New Brunswick
January - September 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Saint John	272	364	38	80	37	67	179	158	526	669	-21.4
Moncton	299	416	254	348	30	12	78	233	661	1,009	-34.5
Fredericton	284	364	10	14	56	19	206	118	556	515	8.0
Bathurst	42	36	4	2	0	0	43	47	89	85	4.7
Campbellton	10	16	0	0	0	0	0	0	10	16	-37.5
Edmundston	28	28	0	0	4	0	12	26	44	54	-18.5
Miramichi	42	34	0	0	0	0	0	17	42	51	-17.6
Total New Brunswick (10,000+)	977	1,258	306	444	127	98	518	599	1,928	2,399	-19.6

Source: CMHC (Starts and Completions Survey)

Table 2.2a: Starts by Submarket, by Dwelling Type and by Intended Market
Newfoundland and Labrador
Third Quarter 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008
Centres 100,000+								
St. John's	15	19	0	5	60	64	21	12
Centres 10,000 - 49,999								
Bay Roberts	0	0	0	0	0	0	0	0
Corner Brook	0	0	0	0	0	0	0	0
Gander	0	0	0	0	8	4	0	0
Grand Falls-Windsor	0	4	8	12	2	12	0	0
Labrador C.A.	0	0	0	0	0	0	0	0
Total Newfoundland & Labrador (10,000+)	15	23	8	17	70	80	21	12

Table 2.3a: Starts by Submarket, by Dwelling Type and by Intended Market
Newfoundland and Labrador
January - September 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Centres 100,000+								
St. John's	23	28	0	5	104	148	37	22
Centres 10,000 - 49,999								
Bay Roberts	0	0	0	0	0	0	0	0
Corner Brook	0	0	0	0	2	0	0	0
Gander	0	0	0	0	18	12	0	0
Grand Falls-Windsor	0	16	8	20	4	16	0	0
Labrador C.A.	0	0	0	0	0	0	0	0
Total Newfoundland & Labrador (10,000+)	23	44	8	25	128	176	37	22

Source: CMHC (Starts and Completions Survey)

Table 2.2b: Starts by Submarket, by Dwelling Type and by Intended Market
Prince Edward Island
Third Quarter 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008
Charlottetown	19	0	12	0	46	2	33	0
Summerside	0	4	0	0	0	0	0	12
Total Prince Edward Island (10,000+)	19	4	12	0	46	2	33	12

Table 2.3b: Starts by Submarket, by Dwelling Type and by Intended Market
Prince Edward Island
January - September 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Charlottetown	36	12	12	0	46	15	122	21
Summerside	0	4	0	0	0	0	0	12
Total Prince Edward Island (10,000+)	36	16	12	0	46	15	122	33

Source: CMHC (Starts and Completions Survey)

Table 2.2c: Starts by Submarket, by Dwelling Type and by Intended Market
Nova Scotia
Third Quarter 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008
Centres 100,000+								
Halifax	40	28	0	0	80	71	290	166
Centres 50,000 - 99,999								
Cape Breton	0	0	0	0	0	2	8	0
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	2	0	0	0
East Hants MD	0	0	0	7	0	0	0	0
Kentville C.A.	0	0	0	4	0	0	0	0
Kings Subd A SC	0	0	0	0	0	0	0	0
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	0	4	0	0	0	0	0	4
Queens RGM	0	0	0	0	0	0	0	0
Truro	3	7	3	0	0	0	47	4
West Hants MD	0	0	0	0	0	0	0	0
Yarmouth MD	0	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	43	39	3	11	82	73	345	174

Table 2.3c: Starts by Submarket, by Dwelling Type and by Intended Market
Nova Scotia
January - September 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Centres 100,000+								
Halifax	117	141	0	3	80	136	414	403
Centres 50,000 - 99,999								
Cape Breton	0	0	8	3	0	2	8	4
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	2	8	0	0
East Hants MD	0	0	0	7	0	0	0	16
Kentville C.A.	0	0	0	4	0	0	0	0
Kings Subd A SC	0	0	0	0	0	0	16	16
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	4	4	0	3	0	0	0	20
Queens RGM	0	0	6	0	0	0	0	0
Truro	3	7	3	0	0	0	47	26
West Hants MD	0	0	0	0	0	0	0	0
Yarmouth MD	0	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	124	152	17	20	82	146	485	485

Source: CMHC (Starts and Completions Survey)

Table 2.2d: Starts by Submarket, by Dwelling Type and by Intended Market
New Brunswick
Third Quarter 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008
[illegible]								
Saint John	21	17	0	3	8	8	12	90
Moncton	14	6	4	0	8	8	6	77
[illegible]								
Fredericton	20	5	12	0	16	4	60	14
[illegible]								
Bathurst	0	0	0	0	0	8	14	18
Campbellton	0	0	0	0	0	0	0	0
Edmundston	4	0	0	0	0	0	12	26
Miramichi	0	0	0	0	0	0	0	0
Total New Brunswick (10,000+)	59	28	16	3	32	28	104	225

Table 2.3d: Starts by Submarket, by Dwelling Type and by Intended Market
New Brunswick
January - September 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
[illegible]								
Saint John	37	60	0	7	25	8	154	150
Moncton	26	12	4	0	22	19	56	214
[illegible]								
Fredericton	27	19	29	0	61	46	145	72
[illegible]								
Bathurst	0	0	0	0	0	8	43	39
Campbellton	0	0	0	0	0	0	0	0
Edmundston	4	0	0	0	0	0	12	26
Miramichi	0	0	0	0	0	17	0	0
Total New Brunswick (10,000+)	94	91	33	7	108	98	410	501

Source: CMHC (Starts and Completions Survey)

Table 2.4a: Starts by Submarket and by Intended Market
Newfoundland and Labrador
Third Quarter 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008
Centres 100,000+								
St. John's	488	633	15	10	21	17	524	660
Centres 10,000 - 99,999								
Bay Roberts	26	36	0	0	0	0	26	36
Corner Brook	22	35	0	0	0	0	22	35
Gander	53	50	0	0	0	0	53	50
Grand Falls-Windsor	25	49	0	0	8	12	33	61
Labrador C.A.	0	0	0	0	0	0	0	0
Total Newfoundland & Labrador (10,000+)	614	803	15	10	29	29	658	842

Table 2.5a: Starts by Submarket and by Intended Market
Newfoundland and Labrador
January - September 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Centres 100,000+								
St. John's	1,123	1,237	23	24	37	27	1,183	1,288
Centres 10,000 - 99,999								
Bay Roberts	58	55	0	0	0	0	58	55
Corner Brook	52	55	0	0	0	0	52	55
Gander	98	79	0	0	0	0	98	79
Grand Falls-Windsor	33	83	0	0	8	20	41	103
Labrador C.A.	0	0	0	0	0	0	0	0
Total Newfoundland & Labrador (10,000+)	1,364	1,509	23	24	45	47	1,432	1,580

Source: CMHC (Starts and Completions Survey)

Table 2.4b: Starts by Submarket and by Intended Market
Prince Edward Island
Third Quarter 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008
[illegible]								
Charlottetown	119	111	59	0	45	0	223	111
[illegible]								
Summerside	2	14	0	0	0	12	2	26
Total Prince Edward Island (10,000+)	121	125	59	0	45	12	225	137

Table 2.5b: Starts by Submarket and by Intended Market
Prince Edward Island
January - September 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
[illegible]								
Charlottetown	236	259	65	13	134	21	435	293
[illegible]								
Summerside	16	38	0	0	0	17	16	55
Total Prince Edward Island (10,000+)	252	297	65	13	134	38	451	348

Source: CMHC (Starts and Completions Survey)

Table 2.4c: Starts by Submarket and by Intended Market
Nova Scotia
Third Quarter 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008
Centres 50,000+								
Halifax	336	419	80	71	291	166	707	656
Centres 25,000 - 49,999								
Cape Breton	58	72	0	0	8	2	66	74
Centres 10,000 - 24,999								
Chester MD	14	9	0	0	0	0	14	9
East Hants MD	29	47	0	0	2	7	31	54
Kentville C.A.	37	39	0	0	0	4	37	43
Kings Subd A SC	32	27	0	0	0	0	32	27
Lunenburg MD	39	44	0	0	0	0	39	44
New Glasgow	19	61	0	6	0	5	19	72
Queens RGM	7	7	0	0	0	0	7	7
Truro	58	65	0	0	50	4	108	69
West Hants MD	18	19	0	0	0	0	18	19
Yarmouth MD	16	10	0	0	0	0	16	10
Total Nova Scotia (10,000+)	663	819	80	77	351	188	1,094	1,084

Table 2.5c: Starts by Submarket and by Intended Market
Nova Scotia
January - September 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Centres 100,000+								
Halifax	824	1,136	87	147	415	408	1,326	1,691
Centres 50,000 - 99,999								
Cape Breton	132	164	0	0	16	10	148	174
Centres 10,000 - 49,999								
Chester MD	29	19	0	8	0	0	29	27
East Hants MD	68	92	0	0	2	23	70	115
Kentville C.A.	60	68	0	0	0	4	60	72
Kings Subd A SC	51	77	0	0	16	16	67	93
Lunenburg MD	75	87	0	0	0	0	75	87
New Glasgow	56	77	0	6	0	24	56	107
Queens RGM	16	8	0	0	6	0	22	8
Truro	94	129	0	0	50	26	144	155
West Hants MD	45	52	0	0	0	0	45	52
Yarmouth MD	28	26	0	0	0	0	28	26
Total Nova Scotia (10,000+)	1,478	1,935	87	161	505	511	2,070	2,607

Source: CMHC (Starts and Completions Survey)

Table 2.4d: Starts by Submarket and by Intended Market New Brunswick Third Quarter 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008
Saint John	147	204	9	0	12	93	168	297
Moncton	279	307	10	8	23	85	312	400
Fredericton	174	173	16	0	83	20	273	193
Bathurst	25	14	0	8	14	18	39	40
Campbellton	6	8	0	0	0	0	6	8
Edmundston	16	12	4	0	12	26	32	38
Miramichi	23	14	0	0	0	0	23	14
Total New Brunswick (10,000+)	670	732	39	16	144	242	853	990

Table 2.5d: Starts by Submarket and by Intended Market New Brunswick January - September 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Saint John	345	512	27	0	154	157	526	669
Moncton	542	753	32	21	87	235	661	1,009
Fredericton	286	371	68	36	202	108	556	515
Bathurst	46	38	0	8	43	39	89	85
Campbellton	10	15	0	0	0	1	10	16
Edmundston	28	28	4	0	12	26	44	54
Miramichi	42	34	0	17	0	0	42	51
Total New Brunswick (10,000+)	1,299	1,751	131	82	498	566	1,928	2,399

Source: CMHC (Starts and Completions Survey)

Table 3a: Completions by Submarket and by Dwelling Type
Newfoundland and Labrador
Third Quarter 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	% Change
[illegible]											
St. John's	355	247	16	26	13	6	64	80	448	359	24.8
[illegible]											
Bay Roberts	13	20	0	0	0	0	0	0	13	20	-35.0
Corner Brook	17	20	2	0	0	0	2	0	21	20	5.0
Gander	28	27	0	0	0	0	0	4	28	31	-9.7
Grand Falls-Windsor	15	15	0	0	4	4	0	0	19	19	0.0
Labrador C.A.	0	0	0	0	0	0	0	0	0	0	n/a
Total Newfoundland & Labrador (10,000+)	428	329	18	26	17	10	66	84	529	449	17.8

Table 3.1a: Completions by Submarket and by Dwelling Type
Newfoundland and Labrador
January - September 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
[illegible]											
St. John's	954	767	56	60	40	26	174	142	1,224	995	23.0
[illegible]											
Bay Roberts	50	30	0	0	0	0	0	0	50	30	66.7
Corner Brook	49	47	2	0	0	0	2	0	53	47	12.8
Gander	56	42	0	0	0	0	0	14	56	56	0.0
Grand Falls-Windsor	33	35	0	2	20	20	10	10	63	67	-6.0
Labrador C.A.	0	0	0	0	0	0	0	0	0	0	n/a
Total Newfoundland & Labrador (10,000+)	1,142	921	58	62	60	46	186	166	1,446	1,195	21.0

Source: CMHC (Starts and Completions Survey)

Table 3b: Completions by Submarket and by Dwelling Type
Prince Edward Island
Third Quarter 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	% Change
Charlottetown	55	70	6	16	6	0	3	0	70	86	-18.6
Summerside	6	10	0	8	4	0	0	11	10	29	-65.5
Total Prince Edward Island (10,000+)	61	80	6	24	10	0	3	11	80	115	-30.4

Table 3.1b: Completions by Submarket and by Dwelling Type
Prince Edward Island
January - September 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Charlottetown	142	189	12	28	14	0	33	11	201	228	-11.8
Summerside	13	27	0	20	8	4	0	19	21	70	-70.0
Total Prince Edward Island (10,000+)	155	216	12	48	22	4	33	30	222	298	-25.5

Source: CMHC (Starts and Completions Survey)

Table 3c: Completions by Submarket and by Dwelling Type
Nova Scotia
Third Quarter 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	% Change
[illegible]											
Halifax	126	292	14	58	16	19	250	202	406	571	-28.9
[illegible]											
Cape Breton	21	38	6	18	3	0	0	0	30	56	-46.4
[illegible]											
Chester MD	12	4	0	0	0	0	0	0	12	4	200.0
East Hants MD	19	23	2	0	0	0	0	8	21	31	-32.3
Kentville C.A.	17	26	4	6	4	4	16	0	41	36	13.9
Kings Subd A SC	13	16	4	4	3	0	0	0	20	20	0.0
Lunenburg MD	37	46	0	0	0	0	0	0	37	46	-19.6
New Glasgow	18	15	2	0	4	4	0	12	24	31	-22.6
Queens RGM	4	2	0	0	0	0	0	0	4	2	100.0
Truro	27	38	0	0	0	0	0	29	27	67	-59.7
West Hants MD	18	19	0	2	0	0	0	0	18	21	-14.3
Yarmouth MD	9	6	0	4	0	0	0	0	9	10	-10.0
Total Nova Scotia (10,000+)	321	525	32	92	30	27	266	251	649	895	-27.5

Table 3.1c: Completions by Submarket and by Dwelling Type
Nova Scotia
January - September 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
[illegible]											
Halifax	606	782	74	100	70	86	635	572	1,385	1,540	-10.1
[illegible]											
Cape Breton	68	112	32	38	7	3	2	4	109	157	-30.6
[illegible]											
Chester MD	25	42	0	0	0	0	8	0	33	42	-21.4
East Hants MD	66	70	10	2	0	0	0	8	76	80	-5.0
Kentville C.A.	50	55	18	12	4	4	69	0	141	71	98.6
Kings Subd A SC	36	55	14	20	3	0	8	0	61	75	-18.7
Lunenburg MD	75	107	0	2	0	0	0	0	75	109	-31.2
New Glasgow	58	58	10	4	11	4	6	26	85	92	-7.6
Queens RGM	11	2	0	0	0	0	0	0	11	2	**
Truro	69	103	2	2	0	0	15	53	86	158	-45.6
West Hants MD	44	39	0	2	0	0	0	0	44	41	7.3
Yarmouth MD	34	9	0	4	0	0	0	0	34	13	161.5
Total Nova Scotia (10,000+)	1,142	1,434	160	186	95	97	743	663	2,140	2,380	-10.1

Source: CMHC (Starts and Completions Survey)

Table 3d: Completions by Submarket and by Dwelling Type
New Brunswick
Third Quarter 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	% Change
Centres 10,000+											
Saint John	85	84	12	20	16	19	38	0	151	123	22.8
Moncton	134	59	108	58	10	6	131	112	383	235	63.0
Centres 50,000-100,000											
Fredericton	105	89	6	4	18	26	2	73	131	192	-31.8
Centres 10,000-49,999											
Bathurst	21	18	0	0	0	0	0	0	21	18	16.7
Campbellton	5	8	0	0	0	0	0	0	5	8	-37.5
Edmundston	12	6	0	0	0	0	0	0	12	6	100.0
Miramichi	12	15	0	0	0	0	0	0	12	15	-20.0
Total New Brunswick (10,000+)	374	279	126	82	44	51	171	185	715	597	19.8

Table 3.1d: Completions by Submarket and by Dwelling Type
New Brunswick
January - September 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Centres 100,000+											
Saint John	283	289	38	42	31	43	121	49	473	423	11.8
Moncton	362	411	320	286	34	39	280	189	996	925	7.7
Centres 50,000-100,000											
Fredericton	266	271	10	12	40	26	81	125	397	434	-8.5
Centres 10,000-49,999											
Bathurst	39	49	6	2	0	7	17	25	62	83	-25.3
Campbellton	11	12	0	0	0	4	0	0	11	16	-31.3
Edmundston	28	20	0	2	0	4	26	0	54	26	107.7
Miramichi	22	43	0	0	0	0	0	0	22	43	-48.8
Total New Brunswick (10,000+)	1,011	1,095	374	344	105	123	525	388	2,015	1,950	3.3

Source: CMHC (Starts and Completions Survey)

Table 3.2a: Completions by Submarket, by Dwelling Type and by Intended Market
Newfoundland and Labrador
Third Quarter 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008
Centres 10,000+								
St. John's	13	6	0	0	52	80	12	0
Centres 10,000 - 49,999								
Bay Roberts	0	0	0	0	0	0	0	0
Corner Brook	0	0	0	0	2	0	0	0
Gander	0	0	0	0	0	4	0	0
Grand Falls-Windsor	0	4	4	0	0	0	0	0
Labrador C.A.	0	0	0	0	0	0	0	0
Total Newfoundland and Labrador (10,000+)	13	10	4	0	54	84	12	0

Table 3.3a: Completions by Submarket, by Dwelling Type and by Intended Market
Newfoundland and Labrador
January - September 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Centres 100,000+								
St. John's	40	26	0	0	152	142	22	0
Centres 10,000 - 49,999								
Bay Roberts	0	0	0	0	0	0	0	0
Corner Brook	0	0	0	0	2	0	0	0
Gander	0	0	0	0	0	14	0	0
Grand Falls-Windsor	4	4	16	16	10	6	0	4
Labrador C.A.	0	0	0	0	0	0	0	0
Total Newfoundland and Labrador (10,000+)	44	30	16	16	164	162	22	4

Source: CMHC (Starts and Completions Survey)

Table 3.2b: Completions by Submarket, by Dwelling Type and by Intended Market
Prince Edward Island
Third Quarter 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008
[illegible]								
Charlottetown	6	0	0	0	0	0	3	0
[illegible]								
Summerside	4	0	0	0	0	0	0	11
Total Prince Edward Island (10,000+)	10	0	0	0	0	0	3	11

Table 3.3b: Completions by Submarket, by Dwelling Type and by Intended Market
Prince Edward Island
January - September 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
[illegible]								
Charlottetown	14	0	0	0	0	0	33	11
[illegible]								
Summerside	8	4	0	0	0	8	0	11
Total Prince Edward Island (10,000+)	22	4	0	0	0	8	33	22

Source: CMHC (Starts and Completions Survey)

Table 3.2c: Completions by Submarket, by Dwelling Type and by Intended Market
Nova Scotia
Third Quarter 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008
Centres 100,000+								
Halifax	16	19	0	0	0	25	250	177
Centres 50,000 - 99,999								
Cape Breton	0	0	3	0	0	0	0	0
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	0	0	0	0
East Hants MD	0	0	0	0	0	0	0	8
Kentville C.A.	0	4	4	0	0	0	16	0
Kings Subd A SC	0	0	3	0	0	0	0	0
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	4	0	0	4	0	0	0	12
Queens RGM	0	0	0	0	0	0	0	0
Truro	0	0	0	0	0	2	0	27
West Hants MD	0	0	0	0	0	0	0	0
Yarmouth MD	0	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	20	23	10	4	0	27	266	224

Table 3.3c: Completions by Submarket, by Dwelling Type and by Intended Market
Nova Scotia
January - September 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Centres 100,000+								
Halifax	56	83	14	3	127	67	508	505
Centres 50,000 - 99,999								
Cape Breton	0	0	7	3	2	0	0	4
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	8	0	0	0
East Hants MD	0	0	0	0	0	0	0	8
Kentville C.A.	0	4	4	0	0	0	69	0
Kings Subd A SC	0	0	3	0	0	0	8	0
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	8	0	3	4	2	0	4	26
Queens RGM	0	0	0	0	0	0	0	0
Truro	0	0	0	0	0	2	15	51
West Hants MD	0	0	0	0	0	0	0	0
Yarmouth MD	0	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	64	87	31	10	139	69	604	594

Source: CMHC (Starts and Completions Survey)

Table 3.2d: Completions by Submarket, by Dwelling Type and by Intended Market
New Brunswick
Third Quarter 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008
[illegible]								
Saint John	16	19	0	0	6	0	32	0
Moncton	10	6	0	0	52	50	79	62
[illegible]								
Fredericton	18	26	0	0	2	6	0	67
[illegible]								
Bathurst	0	0	0	0	0	0	0	0
Campbellton	0	0	0	0	0	0	0	0
Edmundston	0	0	0	0	0	0	0	0
Miramichi	0	0	0	0	0	0	0	0
Total New Brunswick (10,000+)	44	51	0	0	60	56	111	129

Table 3.3d: Completions by Submarket, by Dwelling Type and by Intended Market
New Brunswick
January - September 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
[illegible]								
Saint John	31	43	0	0	10	21	111	28
Moncton	34	17	0	22	64	56	216	133
[illegible]								
Fredericton	29	26	11	0	20	18	61	107
[illegible]								
Bathurst	0	7	0	0	0	0	17	25
Campbellton	0	4	0	0	0	0	0	0
Edmundston	0	4	0	0	0	0	26	0
Miramichi	0	0	0	0	0	0	0	0
Total New Brunswick (10,000+)	94	101	11	22	94	95	431	293

Source: CMHC (Starts and Completions Survey)

Table 3.4a: Completions by Submarket and by Intended Market
Newfoundland and Labrador
Third Quarter 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008
Centres 100,000+								
St. John's	423	313	13	46	12	0	448	359
Centres 10,000 - 49,999								
Bay Roberts	13	20	0	0	0	0	13	20
Corner Brook	21	20	0	0	0	0	21	20
Gander	28	31	0	0	0	0	28	31
Grand Falls-Windsor	15	19	0	0	4	0	19	19
Labrador C.A.	0	0	0	0	0	0	0	0
Total Newfoundland & Labrador (10,000+)	500	403	13	46	16	0	529	449

Table 3.5a: Completions by Submarket and by Intended Market
Newfoundland and Labrador
January - September 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Centres 100,000+								
St. John's	1,165	949	37	46	22	0	1,224	995
Centres 10,000 - 49,999								
Bay Roberts	50	30	0	0	0	0	50	30
Corner Brook	53	47	0	0	0	0	53	47
Gander	56	56	0	0	0	0	56	56
Grand Falls-Windsor	47	47	0	0	16	20	63	67
Labrador C.A.	0	0	0	0	0	0	0	0
Total Newfoundland & Labrador (10,000+)	1,371	1,129	37	46	38	20	1,446	1,195

Source: CMHC (Starts and Completions Survey)

Table 3.4b: Completions by Submarket and by Intended Market
Prince Edward Island
Third Quarter 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008
Charlottetown	64	86	3	0	3	0	70	86
Summerside	10	18	0	0	0	11	10	29
Total Prince Edward Island (10,000+)	74	104	3	0	3	11	80	115

Table 3.5b: Completions by Submarket and by Intended Market
Prince Edward Island
January - September 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Charlottetown	157	217	11	0	33	11	201	228
Summerside	21	54	0	0	0	16	21	70
Total Prince Edward Island (10,000+)	178	271	11	0	33	27	222	298

Source: CMHC (Starts and Completions Survey)

Table 3.4c: Completions by Submarket and by Intended Market
Nova Scotia
Third Quarter 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008
Centres 100,000+								
Halifax	155	365	0	28	251	178	406	571
Centres 50,000 - 99,999								
Cape Breton	25	54	0	0	5	2	30	56
Centres 10,000 - 49,999								
Chester MD	12	4	0	0	0	0	12	4
East Hants MD	21	23	0	0	0	8	21	31
Kentville C.A.	21	36	0	0	20	0	41	36
Kings Subd A SC	17	20	0	0	3	0	20	20
Lunenburg MD	37	46	0	0	0	0	37	46
New Glasgow	24	15	0	0	0	16	24	31
Queens RGM	4	2	0	0	0	0	4	2
Truro	27	40	0	0	0	27	27	67
West Hants MD	18	21	0	0	0	0	18	21
Yarmouth MD	9	10	0		0	0	9	10
Total Nova Scotia (10,000+)	370	636	0	28	279	231	649	895

Table 3.5c: Completions by Submarket and by Intended Market
Nova Scotia
January - September 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Centres 100,000+								
Halifax	716	896	145	108	524	536	1,385	1,540
Centres 50,000 - 99,999								
Cape Breton	83	146	0	0	26	11	109	157
Centres 10,000 - 49,999								
Chester MD	25	42	8	0	0	0	33	42
East Hants MD	76	72	0	0	0	8	76	80
Kentville C.A.	68	71	0	0	73	0	141	71
Kings Subd A SC	50	75	0	0	11	0	61	75
Lunenburg MD	75	109	0	0	0	0	75	109
New Glasgow	74	62	4	0	7	30	85	92
Queens RGM	11	2	0	0	0	0	11	2
Truro	71	107	0	0	15	51	86	158
West Hants MD	44	41	0	0	0	0	44	41
Yarmouth MD	34	13	0	0	0	0	34	13
Total Nova Scotia (10,000+)	1,327	1,636	157	108	656	636	2,140	2,380

Source: CMHC (Starts and Completions Survey)

Table 3.4d: Completions by Submarket and by Intended Market
New Brunswick
Third Quarter 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008
Saint John	113	123	6	0	32	0	151	123
Moncton	251	116	50	54	82	65	383	235
Fredericton	105	107	13	9	13	76	131	192
Bathurst	21	18	0	0	0	0	21	18
Campbellton	5	7	0	0	0	1	5	8
Edmundston	12	6	0	0	0	0	12	6
Miramichi	12	15	0	0	0	0	12	15
Total New Brunswick (10,000+)	519	392	69	63	127	142	715	597

Table 3.5d: Completions by Submarket and by Intended Market
New Brunswick
January - September 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Saint John	350	382	12	13	111	28	473	423
Moncton	699	685	64	64	233	176	996	925
Fredericton	264	275	30	9	103	150	397	434
Bathurst	44	51	0	7	18	25	62	83
Campbellton	11	11	0	4	0	1	11	16
Edmundston	28	26	0	0	26	0	54	26
Miramichi	22	43	0	0	0	0	22	43
Total New Brunswick (10,000+)	1,418	1,473	106	97	491	380	2,015	1,950

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range in Newfoundland and Labrador
Third Quarter 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $125,000		$125,000 - $174,999		$175,000 - $224,999		$225,000 - $274,999		$275,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Total Urban Centres in Newfoundland and Labrador (50,000+)													
Q3 2009	0	0.0	6	2.0	55	17.9	111	36.2	135	44.0	307	262,900	288,539
Q3 2008	1	0.4	35	14.2	86	34.8	66	26.7	59	23.9	247	225,000	235,767
Year-to-date 2009	1	0.1	37	4.1	196	21.9	308	34.4	354	39.5	896	255,000	276,019
Year-to-date 2008	7	0.9	184	23.7	259	33.4	189	24.4	136	17.5	775	208,000	224,651

Table 4b: Absorbed Single-Detached Units by Price Range in Prince Edward Island
Third Quarter 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $80,000		$80,000 - $119,999		$120,000 - $179,999		$180,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Total Urban Centres in Prince Edward Island (50,000+)													
Q3 2009	0	0.0	4	9.5	11	26.2	10	23.8	17	40.5	42	210,000	270,262
Q3 2008	0	0.0	4	5.7	22	31.4	29	41.4	15	21.4	70	192,500	209,281
Year-to-date 2009	0	0.0	9	7.0	25	19.5	54	42.2	40	31.3	128	210,000	241,199
Year-to-date 2008	0	0.0	9	4.8	61	32.3	77	40.7	42	22.2	189	195,000	207,392

Source: CMHC (Market Absorption Survey)

Table 4c: Absorbed Single-Detached Units by Price Range in Nova Scotia
Third Quarter 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $224,999		$225,000 - $299,999		$300,000 - $374,999		$375,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Cape Breton													
Q3 2009	6	27.3	5	22.7	8	36.4	1	4.5	2	9.1	22	217,500	212,328
Q3 2008	20	50.0	10	25.0	8	20.0	1	2.5	1	2.5	40	153,764	177,793
Year-to-date 2009	24	35.3	18	26.5	20	29.4	2	2.9	4	5.9	68	185,000	194,604
Year-to-date 2008	53	46.5	30	26.3	22	19.3	6	5.3	3	2.6	114	162,511	185,589
Halifax CMA													
Q3 2009	0	0.0	14	10.8	31	23.8	53	40.8	32	24.6	130	327,875	346,851
Q3 2008	19	6.3	29	9.7	84	28.0	74	24.7	94	31.3	300	319,900	341,594
Year-to-date 2009	34	5.5	85	13.8	187	30.5	134	21.8	174	28.3	614	300,000	335,831
Year-to-date 2008	78	9.8	94	11.8	217	27.3	178	22.4	229	28.8	796	315,000	339,540
Total Urban Centres in Nova Scotia (50,000+)													
Q3 2009	6	3.9	19	12.5	39	25.7	54	35.5	34	22.4	152	317,500	327,381
Q3 2008	39	11.5	39	11.5	92	27.1	75	22.1	95	27.9	340	300,000	322,267
Year-to-date 2009	58	8.5	103	15.1	207	30.4	136	19.9	178	26.1	682	289,900	321,916
Year-to-date 2008	131	14.4	124	13.6	239	26.3	184	20.2	232	25.5	910	294,000	319,924

Table 4d: Absorbed Single-Detached Units by Price Range in New Brunswick
Third Quarter 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $80,000		$80,000 - $119,999		$120,000 - $179,999		$180,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Fredericton													
Q3 2009	0	0.0	2	2.6	22	28.2	21	26.9	33	42.3	78	239,000	238,355
Q3 2008	9	9.2	7	7.1	17	17.3	36	36.7	29	29.6	98	215,966	223,492
Year-to-date 2009	17	7.7	5	2.3	36	16.2	72	32.4	92	41.4	222	239,000	249,030
Year-to-date 2008	43	15.1	20	7.0	54	19.0	96	33.8	71	25.0	284	199,000	218,454
Moncton CMA													
Q3 2009	0	0.0	4	3.6	13	11.6	74	66.1	21	18.8	112	220,000	234,906
Q3 2008	5	6.1	0	0.0	20	24.4	49	59.8	8	9.8	82	199,900	212,379
Year-to-date 2009	10	3.0	12	3.6	57	17.0	205	61.2	51	15.2	335	206,456	222,030
Year-to-date 2008	29	6.6	4	0.9	136	30.9	202	45.9	69	15.7	440	199,900	216,401
Saint John CMA													
Q3 2009	0	0.0	4	5.1	6	7.6	27	34.2	42	53.2	79	259,900	294,729
Q3 2008	0	0.0	0	0.0	11	12.9	35	41.2	39	45.9	85	235,000	257,955
Year-to-date 2009	0	0.0	9	3.4	33	12.6	82	31.4	137	52.5	261	250,000	275,230
Year-to-date 2008	2	0.7	8	2.8	57	20.1	79	27.9	137	48.4	283	245,000	249,762
Total Urban Centres in New Brunswick (50,000+)													
Q3 2009	0	0.0	10	3.7	41	15.2	122	45.4	96	35.7	269	235,900	253,475
Q3 2008	14	5.3	7	2.6	48	18.1	120	45.3	76	28.7	265	212,500	231,676
Year-to-date 2009	27	3.3	26	3.2	126	15.4	359	43.9	280	34.2	818	229,900	246,582
Year-to-date 2008	74	7.3	32	3.2	247	24.5	377	37.4	277	27.5	1,007	209,900	227,016

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Newfoundland and Labrador
Third Quarter 2009

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2008	January	236	47.5	456	490	552	82.6	160,252	17.1	166,619
	February	238	20.2	376	564	737	51.0	151,244	7.7	166,736
	March	239	-10.2	374	514	601	62.2	159,380	16.1	163,381
	April	308	27.3	402	673	532	75.6	167,021	17.2	164,134
	May	346	5.5	375	777	620	60.5	170,999	20.8	177,120
	June	430	1.9	373	793	618	60.4	171,183	12.1	174,195
	July	610	11.5	415	870	637	65.1	181,269	18.7	176,287
	August	541	-1.8	370	632	602	61.5	187,744	21.4	181,886
	September	544	26.2	424	744	662	64.0	178,062	17.5	181,510
	October	549	15.6	431	645	635	67.9	188,864	25.8	199,910
	November	373	-24.9	372	517	657	56.6	191,148	30.8	191,122
	December	281	-20.6	327	301	667	49.0	205,805	26.0	202,205
2009	January	176	-25.4	335	516	613	54.6	192,408	20.1	201,786
	February	197	-17.2	344	433	602	57.1	195,072	29.0	198,241
	March	250	4.6	368	570	602	61.1	198,057	24.3	195,317
	April	259	-15.9	346	727	631	54.8	194,776	16.6	206,451
	May	316	-8.7	349	761	614	56.8	200,649	17.3	209,191
	June	421	-2.1	360	881	641	56.2	211,844	23.8	212,538
	July	536	-12.1	347	918	667	52.0	205,423	13.3	206,334
	August	472	-12.8	344	695	642	53.6	211,573	12.7	209,951
	September	496	-8.8	370	669	596	62.1	203,903	14.5	209,649
	October									
	November									
	December									
	Q3 2008	1,695	10.9		2,246			182,306	19.1	
	Q3 2009	1,504	-11.3		2,282			206,852	13.5	
	YTD 2008	3,492	11.0		6,057			173,291	17.1	
	YTD 2009	3,123	-10.6		6,170			203,635	17.5	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Prince Edward Island
Third Quarter 2009

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2008	January	51	-37.0	123	203	241	51.0	139,999	7.3	142,235
	February	84	42.4	182	242	255	71.4	131,594	4.3	136,016
	March	81	-23.6	113	229	249	45.4	134,506	18.3	158,854
	April	116	-6.5	133	370	299	44.5	121,807	-9.8	123,497
	May	31	-78.0	31	431	316	9.8	126,661	-0.2	131,464
	June	160	-15.3	120	323	253	47.4	150,503	12.1	146,987
	July	168	-11.6	125	354	270	46.3	145,852	6.9	142,801
	August	190	-13.6	124	254	236	52.5	142,168	1.7	139,748
	September	183	2.2	135	238	247	54.7	129,635	-0.1	133,802
	October	135	-25.8	110	208	244	45.1	141,289	2.1	132,807
	November	117	-29.9	109	146	245	44.5	141,717	3.2	136,819
	December	97	-26.0	108	78	221	48.9	161,050	17.4	154,045
2009	January	52	2.0	130	189	224	58.0	165,189	18.0	157,537
	February	77	-8.3	158	154	196	80.6	131,911	0.2	134,735
	March	73	-9.9	110	177	194	56.7	147,682	9.8	148,559
	April	81	-30.2	104	257	206	50.5	127,968	5.1	140,063
	May	114	**	118	345	220	53.6	149,475	18.0	151,912
	June	153	-4.4	118	315	224	52.7	148,885	-1.1	146,328
	July	175	4.2	124	331	229	54.1	150,715	3.3	147,446
	August	135	-28.9	92	229	225	40.9	146,259	2.9	143,496
	September	159	-13.1	113	221	223	50.7	142,493	9.9	151,523
	October									
	November									
	December									
	Q3 2008	541	-8.1		846			139,073	2.5	
	Q3 2009	469	-13.3		781			146,645	5.4	
	YTD 2008	1,064	-17.5		2,644			137,654	4.4	
	YTD 2009	1,019	-4.2		2,218			145,720	5.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5c: MLS® Residential Activity for Nova Scotia
Third Quarter 2009

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2008	January	580	-11.0	956	1,529	1,672	57.2	182,442	7.7	186,185
	February	752	-1.3	952	1,510	1,699	56.0	188,110	4.0	189,974
	March	814	-16.7	892	1,907	1,724	51.7	190,867	5.3	185,854
	April	1,172	2.0	986	2,212	1,735	56.8	196,100	3.0	190,701
	May	1,308	-6.3	969	2,248	1,667	58.1	202,569	8.3	193,623
	June	1,266	-5.0	969	2,169	1,810	53.5	194,627	2.0	186,297
	July	1,255	2.6	1,042	2,017	1,733	60.1	192,160	5.4	190,550
	August	1,020	-11.3	923	1,660	1,610	57.3	180,801	2.7	186,976
	September	935	-0.3	911	1,623	1,634	55.8	189,283	7.2	191,792
	October	835	-12.9	874	1,576	1,688	51.8	175,490	1.5	190,418
	November	519	-36.0	683	999	1,539	44.4	185,020	5.5	195,600
	December	413	-18.5	712	671	1,610	44.2	182,638	6.2	193,398
2009	January	393	-32.2	685	1,420	1,580	43.4	179,340	-1.7	185,209
	February	581	-22.7	776	1,376	1,572	49.4	187,688	-0.2	189,301
	March	692	-15.0	740	1,835	1,592	46.5	188,651	-1.2	190,968
	April	857	-26.9	732	2,057	1,606	45.6	206,668	5.4	200,191
	May	1,094	-16.4	818	2,156	1,640	49.9	207,135	2.3	198,317
	June	1,252	-1.1	907	2,053	1,632	55.6	203,725	4.7	192,681
	July	1,130	-10.0	867	1,878	1,598	54.3	203,107	5.7	202,265
	August	1,028	0.8	900	1,558	1,561	57.7	186,974	3.4	192,720
	September	896	-4.2	871	1,591	1,584	55.0	193,236	2.1	197,269
	October									
	November									
	December									
	Q3 2008	3,210	-3.1		5,300			187,712	5.1	
	Q3 2009	3,054	-4.9		5,027			194,781	3.8	
	YTD 2008	9,102	-5.0		16,875			191,868	5.0	
	YTD 2009	7,923	-13.0		15,924			197,364	2.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5d: MLS® Residential Activity for New Brunswick
Third Quarter 2009

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2008	January	355	-13.8	644	1,051	1,151	56.0	151,433	7.6	145,462
	February	506	-7.0	658	971	1,122	58.6	143,207	8.3	146,229
	March	514	-22.6	581	1,199	1,120	51.9	136,886	-0.1	133,134
	April	756	5.0	670	1,517	1,189	56.3	149,091	7.2	151,041
	May	908	-6.6	651	1,722	1,266	51.4	152,823	7.5	146,058
	June	923	1.4	688	1,435	1,205	57.1	157,505	10.3	149,655
	July	840	1.6	679	1,463	1,227	55.3	141,255	4.1	148,406
	August	795	-4.8	667	1,300	1,206	55.3	144,384	7.7	145,495
	September	660	0.9	626	1,284	1,203	52.0	142,402	8.5	155,531
	October	561	-19.7	565	1,102	1,199	47.1	135,645	3.2	141,587
	November	399	-27.5	541	846	1,311	41.3	141,354	5.6	135,120
	December	338	-9.6	585	503	1,194	49.0	141,648	5.6	147,811
2009	January	281	-20.8	533	988	1,140	46.8	142,009	-6.2	135,505
	February	392	-22.5	540	926	1,153	46.8	147,575	3.1	146,784
	March	501	-2.5	546	1,280	1,148	47.6	152,415	11.3	151,425
	April	628	-16.9	573	1,524	1,220	47.0	155,251	4.1	151,679
	May	816	-10.1	602	1,651	1,236	48.7	166,672	9.1	153,926
	June	856	-7.3	609	1,545	1,233	49.4	160,400	1.8	155,216
	July	831	-1.1	637	1,442	1,194	53.4	152,086	7.7	157,348
	August	678	-14.7	580	1,285	1,196	48.5	156,613	8.5	155,348
	September	589	-10.8	570	1,229	1,145	49.8	151,728	6.5	161,700
	October									
	November									
	December									
	Q3 2008	2,295	-0.9		4,047			142,669	6.6	
	Q3 2009	2,098	-8.6		3,956			153,449	7.6	
	YTD 2008	6,257	-4.3		11,942			147,172	7.0	
	YTD 2009	5,572	-10.9		11,870			155,573	5.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Level of Economic Indicators for Newfoundland and Labrador
Third Quarter 2009

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (1997=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortage Rates (%)								
			1 Yr. Term	5 Yr. Term							
2008	January - March	718	7.3	7.3	222.5	12.7	-222	98.5	716	1,393,713	99.51
	April - June	696	6.7	6.9	222.2	13.0	-305	75.2	728	2,054,280	99.34
	July - September	697	6.8	7.0	218.0	13.6	1,119	71.9	743	1,940,262	95.23
	October - December	704	6.1	7.1	218.0	13.7	199	56.2	752	1,191,711	81.98
2009	January - March	623	4.8	5.7	216.1	14.7	13	73.3	743	911,223	79.79
	April - June	607	3.9	5.5	213.9	15.1	1,431	77.0	741	986,640	87.01
	July - September	624	3.7	5.7	214.6	16.0		83.2	754		92.50
	October - December										

Table 6.1a: Growth [1] of Economic Indicators for Newfoundland and Labrador
Third Quarter 2009

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortage Rates								
			1 Yr. Term	5 Yr. Term							
2008	January - March	6.3	0.8	0.7	2.6	-1.9	-86.2	1.0	11.4	23.0	16.1
	April - June	-0.7	-0.1	-0.1	2.3	0.0	-53.4	-27.4	9.7	30.9	7.5
	July - September	-2.4	-0.3	-0.3	0.5	-0.1	145.4	-36.0	9.4	43.3	-1.0
	October - December	-3.5	-1.2	-0.4	0.1	0.8	70.1	-45.9	5.5	11.5	-19.8
2009	January - March	-13.3	-2.4	-1.6	-2.9	2.0	-105.9	-25.6	3.8	-34.6	-19.8
	April - June	-12.7	-2.8	-1.5	-3.7	2.1	-569.2	2.5	1.8	-52.0	-12.4
	July - September	-10.5	-3.0	-1.2	-1.5	2.4		15.7	1.5		-2.9
	October - December										

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage
(2) Consumer Confidence Index is a Regional indicator

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

Table 6b: Level of Economic Indicators for Prince Edward Island
Third Quarter 2009

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (1997=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortage Rates (%) 1 Yr. Term	Mortage Rates (%) 5 Yr. Term							
2008	January - March	718	7.3	7.3	70.6	10.3	216	98.5	613	286,424	99.51
	April - June	696	6.7	6.9	70.7	10.4	582	75.2	637	394,584	99.34
	July - September	697	6.8	7.0	70.1	10.8	803	71.9	632	367,237	95.23
	October - December	704	6.1	7.1	69.5	11.4	-398	56.2	643	327,850	81.98
2009	January - March	623	4.8	5.7	68.5	11.9	250	73.3	671	294,233	79.79
	April - June	607	3.9	5.5	68.9	12.5	727	77.0	659	378,010	87.01
	July - September	624	3.7	5.7	69.1	12.6		83.2	638		92.50
	October - December										

Table 6.1b: Growth [1] of Economic Indicators for Prince Edward Island
Third Quarter 2009

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortage Rates 1 Yr. Term	Mortage Rates 5 Yr. Term							
2008	January - March	6.3	0.8	0.7	1.1	-0.1	**	1.0	3.0	-1.6	16.1
	April - June	-0.7	-0.1	-0.1	2.2	0.4	**	-27.4	6.4	-3.8	7.5
	July - September	-2.4	-0.3	-0.3	1.6	0.3	137.6	-36.0	8.7	-2.9	-1.0
	October - December	-3.5	-1.2	-0.4	-0.2	1.2	-2441.2	-45.9	5.5	-7.5	-19.8
2009	January - March	-13.3	-2.4	-1.6	-3.0	1.5	15.7	-25.6	9.4	2.7	-19.8
	April - June	-12.7	-2.8	-1.5	-2.5	2.1	24.9	2.5	3.4	-4.2	-12.4
	July - September	-10.5	-3.0	-1.2	-1.5	1.8		15.7	1.0		-2.9
	October - December										

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage
(2) Consumer Confidence Index is a Regional indicator

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

Table 6c: Level of Economic Indicators for Nova Scotia
Third Quarter 2009

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (1997=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortage Rates (%)								
			1 Yr. Term	5 Yr. Term							
2008	January - March	718	7.3	7.3	450.5	7.6	220	98.5	661	2,441,472	99.51
	April - June	696	6.7	6.9	452.5	7.8	104	75.2	666	2,778,728	99.34
	July - September	697	6.8	7.0	454.5	7.6	514	71.9	679	2,953,420	95.23
	October - December	704	6.1	7.1	454.9	7.9	383	56.2	692	2,464,382	81.98
2009	January - March	623	4.8	5.7	454.6	8.8	113	73.3	706	2,097,269	79.79
	April - June	607	3.9	5.5	451.7	9.2	340	77.0	705	2,316,433	87.01
	July - September	624	3.7	5.7	452.1	9.4		83.2	708		92.50
	October - December										

Table 6.1c: Growth [1] of Economic Indicators for Nova Scotia
Third Quarter 2009

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortage Rates								
			1 Yr. Term	5 Yr. Term							
2008	January - March	6.3	0.8	0.7	0.4	-0.2	-130.8	1.0	2.9	7.8	16.1
	April - June	-0.7	-0.1	-0.1	1.3	-0.2	-331.1	-27.4	1.9	13.5	7.5
	July - September	-2.4	-0.3	-0.3	2.3	-1.0	-419.3	-36.0	3.7	15.4	-1.0
	October - December	-3.5	-1.2	-0.4	0.9	0.1	**	-45.9	4.2	-4.0	-19.8
2009	January - March	-13.3	-2.4	-1.6	0.9	1.2	-48.6	-25.6	6.9	-14.1	-19.8
	April - June	-12.7	-2.8	-1.5	-0.2	1.4	**	2.5	5.9	-16.6	-12.4
	July - September	-10.5	-3.0	-1.2	-0.5	1.8		15.7	4.3		-2.9
	October - December										

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage
(2) Consumer Confidence Index is a Regional indicator

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

Table 6d: Level of Economic Indicators for New Brunswick
Third Quarter 2009

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (1997=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortage Rates (%)								
			1 Yr. Term	5 Yr. Term							
2008	January - March	718	7.3	7.3	366.2	8.4	232	98.5	660	4,030,420	99.51
	April - June	696	6.7	6.9	364.3	8.9	147	75.2	669	5,574,797	99.34
	July - September	697	6.8	7.0	366.1	8.4	121	71.9	675	4,652,167	95.23
	October - December	704	6.1	7.1	367.5	8.7	531	56.2	685	3,508,668	81.98
2009	January - March	623	4.8	5.7	366.1	9.0	703	73.3	690	3,105,788	79.79
	April - June	607	3.9	5.5	365.6	8.9	333	77.0	698	3,713,052	87.01
	July - September	624	3.7	5.7	365.9	8.9		83.2	713		92.50
	October - December										

Table 6.1d: Growth [1] of Economic Indicators for New Brunswick
Third Quarter 2009

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortage Rates								
			1 Yr. Term	5 Yr. Term							
2008	January - March	6.3	0.8	0.7	2.1	1.0	62.2	1.0	5.0	24.8	16.1
	April - June	-0.7	-0.1	-0.1	0.3	1.7	-21.0	-27.4	4.3	46.4	7.5
	July - September	-2.4	-0.3	-0.3	0.7	0.5	-62.9	-36.0	5.7	7.9	-1.0
	October - December	-3.5	-1.2	-0.4	0.3	1.1	**	-45.9	5.8	-16.9	-19.8
2009	January - March	-13.3	-2.4	-1.6	0.0	0.6	**	-25.6	4.6	-22.9	-19.8
	April - June	-12.7	-2.8	-1.5	0.3	0.0	126.5	2.5	4.3	-33.4	-12.4
	July - September	-10.5	-3.0	-1.2	-0.1	0.5		15.7	5.6		-2.9
	October - December										

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage
(2) Consumer Confidence Index is a Regional indicator

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 60 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2009 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

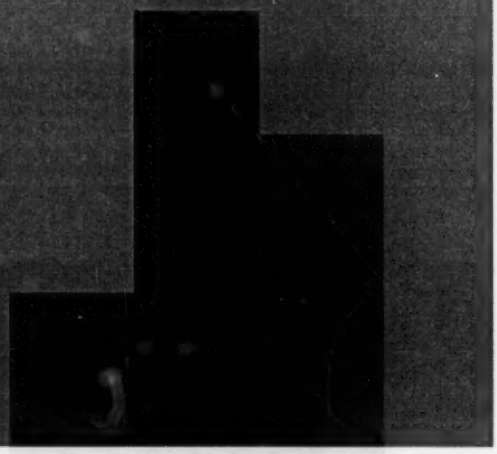
Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at mailto:chic@cmhc.gc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase Report
- Rental Market Provincial Highlight Reports *Now semi-annual!*
- Rental Market Reports, Major Centres
- Rental Market Statistics *Now semi-annual!*
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports
- Seniors' Housing Reports - Supplementary Tables, Regional

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities — starts, rents, vacancy rates and much more.

Discover Affordable Housing Solutions

CMHC's Affordable Housing Centre works with the private sector and industry professionals to develop affordable housing solutions in communities across Canada. Learn more about our programs, successful projects, or contact an expert.

64135_2009_Q04